

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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CITY OF LOS ANGELES

CALIFORNIA



ERIC GARCETTI
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

November 27, 2017

Council District: # 14

Honorable Council of the
City of Los Angeles
Room 395, City Hall

JOB ADDRESS: **2600 EAST WHITTIER BLVD., LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5189-012-036**
Re: #709693-2

On October 17, 2016, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **2600 East Whittier Blvd., Los Angeles, California**, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance. The Department imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Fee	\$ 660.00
Late Charge/Collection Fee (250%)	1,650.00
Accumulated Interest (1%/month)	35.72
Title Report Fee	42.00
Grand Total	\$ 2,387.72

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$2,387.72** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$2,387.72** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Ongele
Chief, Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

BY: _____
DEPUTY



P.O. BOX 5152
CULVER CITY, CA 90231
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T14929
Dated as of: 11/09/2017

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5189-012-036

Property Address: 2600 E WHITTIER BLVD City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: TRUST TRANSFER DEED

***Grantee : ROBERT M RODRIGUEZ AND ESTHER LEY RODRIGUEZ AS TRUSTEES OF THE
ROBERT MOLINA RODRIGUEZ & ESTHER LEY RODRIGUEZ TRUST***

Grantor : ROBERT M RODRIGUEZ AND ESTHER L RODRIGUEZ

Deed Date : 03/30/2017

Recorded : 04/27/2017

Instr No. : 17-0466973

***MAILING ADDRESS: ROBERT M RODRIGUEZ AND ESTHER LEY RODRIGUEZ AS TRUSTEES OF
THE ROBERT MOLINA RODRIGUEZ & ESTHER LEY RODRIGUEZ TRUST
2259 INEZ ST LOS ANGELES CA 90023***

SCHEDULE B

LEGAL DESCRIPTION

***Lot: 19 Tract No: 2 Abbreviated Description: LOT:19 CITY:REGION/CLUSTER: 27/27636 TR#:2 M L
WICKS STEPHENSON AVE TRACT NO 2 EX OF STS LOT 19 City/Muni/Twp: REGION/CLUSTER:
27/27636***

MORTGAGES/LIENS

We find no Open Mortgages/Deeds of Trust of Record.

This page is part of your document - DO NOT DISCARD



20170466973



Pages:
0002

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

04/27/17 AT 09:49AM

FEES:	22.00
TAXES:	0.00
OTHER:	0.00
PAID:	22.00



LEADSHEET



201704272860063

00013638300



008289614

SEQ:
08

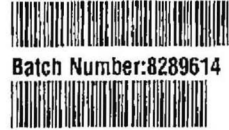
DAR - Mail (Intake)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:
Howard R. Hawkins, Attorney at Law
AND WHEN RECORDED MAIL THIS DEED AND, UNLESS
OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO
Robert M. Rodriguez & Esther L. Rodriguez
2259 Inez Street
Los Angeles CA 90023
Order No.:
Escrow No.:

Document Number: 13638300



Batch Number: 8289614

A.P.N. 5189-012-036

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

TRUST TRANSFER DEED

GRANT DEED (EXCLUDED FROM REAPPRAISAL UNDER PROPOSITION 13, I.E., CALIF. CONST. ART 13A §1 ET SEQ.)
THE UNDERSIGNED GRANTOR(S) DECLARE(S) UNDER PENALTY OF PERJURY THAT THE FOLLOWING IS TRUE AND CORRECT:
DOCUMENTARY TRANSFER TAX IS \$ 0

Computed on full value of property conveyed, or computed on full value less value of liens or encumbrances remaining at time of sale or transfer

There is no Documentary transfer tax due. (state reason and give Code § or Ordinance number)

This conveyance transfers an interest into a living trust, R & T 11930.

Unincorporated area: city of Los Angeles AND

This is a Trust Transfer under §62 of the Revenue and Taxation Code and Grantor(s) has (have) checked the applicable exclusion:

Transfer to a revocable trust; Transfer to a short-term trust not exceeding 12 years with Trustor holding the reversion;

Transfer to a trust where the Trustor or the Trustor's spouse is the sole beneficiary; Change of trustee holding title;

Transfer from trust to Trustor or Trustor's spouse where prior transfer to trust was excluded from reappraisal and for a valuable consideration, receipt of which is acknowledged.

Other:

GRANTOR(S): ROBERT M. RODRIGUEZ and ESTHER L. RODRIGUEZ, Husband and Wife as Community Property,

hereby **GRANT(S) TO:** ROBERT M. RODRIGUEZ and ESTHER LEY RODRIGUEZ, Trustees of the Robert Molina Rodriguez and Esther Ley Rodriguez Trust of 2017

the following described real property in the City of Los Angeles

County of Los Angeles, State of California:

Lot 19 of M.L. Wick's Stephenson Avenue Tract No., 2 in the City of Los Angeles, County of Los Angeles, as per Map recorded in Book 10, Page 53 of Maps, in the Office of the County Recorder of said County.

Dated: March 30, 2017

Robert M. Rodriguez

Esther L. Rodriguez

ROBERT M. RODRIGUEZ

ESTHER L. RODRIGUEZ

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of LOS ANGELES)

On March 30, 2017 before me, Myra Carlos, notary public

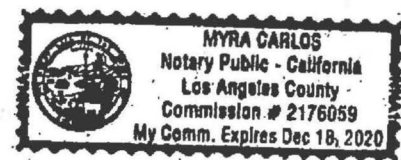
(HERE INSERT NAME AND TITLE OF THE OFFICER)

personally appeared ROBERT M. RODRIGUEZ and ESTHER L. RODRIGUEZ

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Myra Carlos*



MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE (SEAL)

AS SHOWN ABOVE

NAME

STREET ADDRESS

CITY, STATE & ZIP

NONJC-014 (Rev. 01/01/2015)

Martin Dean's
ESSENTIAL FORMS™

TRUST TRANSFER DEED

Rodriguez, Robert & Esther

EXHIBIT B

ASSIGNED INSPECTOR: **ULRIC CARPENTER**
JOB ADDRESS: **2600 EAST WHITTIER BLVD., LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5189-012-036**

Date: **November 27, 2017**

Last Full Title: **11/9/2017**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). ROBERT M. & ESTHER LEY RODRIGUEZ
AS TRUSTEES OF THE ROBERT MOLINA RODRIGUEZ
& ESTHER LEY RODRIGUEZ TRUST
2259 INEZ ST
LOS ANGELES, CA 90023-1220
- CAPACITY: OWNERS

Property Detail Report

EXHIBIT C

For Property Located At :
2600 WHITTIER BLVD, LOS ANGELES, CA 90023-1418



Owner Information

Owner Name: **RODRIGUEZ R M & E L TRUST 2017**
 Mailing Address: **2259 INEZ ST, LOS ANGELES CA 90023-1220 C001**
 Vesting Codes: **// PT**

Location Information

Legal Description: **M L WICKS STEPHENSON AVE TRACT NO 2 EX OF STS LOT 19**
 County: **LOS ANGELES, CA** APN: **5189-012-036**
 Census Tract / Block: **2047.00 / 2** Alternate APN:
 Township-Range-Sect: Subdivision: **2**
 Legal Book/Page: Map Reference: **45-A5 /**
 Legal Lot: **19** Tract #: **2**
 Legal Block: School District: **LOS ANGELES**
 Market Area: **BOYH** School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: **04/27/2017 / 03/30/2017** Deed Type: **TRUSTEE'S DEED(TRANSFER)**
 Sale Price: 1st Mtg Document #:
 Document #: **466973**

Last Market Sale Information

Recording/Sale Date: **/** 1st Mtg Amount/Type: **/**
 Sale Price: 1st Mtg Int. Rate/Type: **/**
 Sale Type: 1st Mtg Document #: **/**
 Document #: 2nd Mtg Amount/Type: **/**
 Deed Type: 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt:
 New Construction: Multi/Split Sale:
 Title Company:
 Lender:
 Seller Name:

Prior Sale Information

Prior Rec/Sale Date: **/** Prior Lender:
 Prior Sale Price: Prior 1st Mtg Amt/Type: **/**
 Prior Doc Number: Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type:

Property Characteristics

Year Built / Eff: 1988 / 1988	Total Rooms/Offices	Garage Area:
Gross Area: 2,247	Total Restrooms:	Garage Capacity:
Building Area: 2,247	Roof Type:	Parking Spaces:
Tot Adj Area:	Roof Material:	Heat Type:
Above Grade:	Construction:	Air Cond:
# of Stories:	Foundation:	Pool:
Other Improvements:	Exterior wall:	Quality:
	Basement Area:	Condition:

Site Information

Zoning: LAC1.5	Acres: 0.17	County Use: AUTO SVC SHOP (2600)
Lot Area: 7,479	Lot Width/Depth: 50 x 150	State Use:
Land Use: AUTO REPAIR	Commercial Units:	Water Type:
Site Influence: CORNER	Sewer Type:	Building Class:

Tax Information

Total Value: \$449,466	Assessed Year: 2017	Property Tax: \$5,703.75
Land Value: \$228,542	Improved %: 49%	Tax Area: 12703
Improvement Value: \$220,924	Tax Year: 2016	Tax Exemption:
Total Taxable Value: \$449,466		

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

2600 WHITTIER BLVD, LOS ANGELES, CA 90023-1418**20 Comparable(s) Selected.**

Report Date: 11/21/2017

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$400,000	\$7,925,000	\$1,724,950
Bldg/Living Area	2,247	1,910	2,570	2,191
Price/Sqft	\$0.00	\$166.67	\$3,352.37	\$782.77
Year Built	1988	1928	2009	1957
Lot Area	7,479	2,500	3,784,493	196,883
Bedrooms	0	2	2	2
Bathrooms/Restrooms	0	1	1	1
Stories	0.00	1.00	1.00	1.00
Total Value	\$449,466	\$68,341	\$1,568,864	\$516,000
Distance From Subject	0.00	1.03	19.41	9.96

* = user supplied for search only

Comp #:	1	Distance From Subject:	1.03 (miles)
Address:	2817 E CESAR E CHAVEZ AVE, LOS ANGELES, CA 90033-3107		
Owner Name:	JAKADA HOLDINGS LLC		
Seller Name:	B & D CAR WASH INC		
APN:	5178-019-004	Map Reference:	45-B4 /
County:	LOS ANGELES, CA	Census Tract:	2037.20
Subdivision:	FOREST HEIGHTS TR	Zoning:	LAC2
Rec Date:	03/07/2017	Prior Rec Date:	09/30/2014
Sale Date:	12/06/2016	Prior Sale Date:	09/22/2014
Sale Price:	\$1,900,000	Prior Sale Price:	\$1,500,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	261837	Acres:	0.15
1st Mtg Amt:	\$3,100,000	Lot Area:	6,364
Total Value:	\$595,443	# of Stories:	1.00
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
		Building Area:	2,250
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1932 / 1960
		Air Cond:	NONE
		Pool:	
		Roof Mat:	ROLL COMPOSITION

Comp #:	2	Distance From Subject:	3.56 (miles)
Address:	2731 E GAGE AVE, HUNTINGTON PARK, CA 90255-4202		
Owner Name:	PATEL BALUBHAI		
Seller Name:	HERNANDEZ MANUEL JR & LORETTA		
APN:	6320-028-024	Map Reference:	52-F5 /
County:	LOS ANGELES, CA	Census Tract:	5326.06
Subdivision:	HUNTINGTON PARK	Zoning:	HPCN*
Rec Date:	03/14/2017	Prior Rec Date:	01/20/1994
Sale Date:	02/02/2017	Prior Sale Date:	
Sale Price:	\$700,000	Prior Sale Price:	\$16,113
Sale Type:	FULL	Prior Sale Type:	
Document #:	288544	Acres:	0.21
1st Mtg Amt:	\$550,000	Lot Area:	9,009
Total Value:	\$380,755	# of Stories:	1.00
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
		Building Area:	2,229
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1938 / 1954
		Air Cond:	
		Pool:	
		Roof Mat:	ROLL COMPOSITION

Comp #:	3	Distance From Subject:	4.7 (miles)
Address:	3929 S VERMONT AVE, LOS ANGELES, CA 90037-1936		
Owner Name:	PMC VERMONT LLC		
Seller Name:	PCSD 3927-3947 VERMONT AVE LLC		
APN:	5037-022-001	Map Reference:	51-F1 /
County:	LOS ANGELES, CA	Census Tract:	2312.20
Subdivision:	WEST PARK	Zoning:	LAC2
Rec Date:	10/06/2017	Prior Rec Date:	08/15/2016
Sale Date:	10/05/2017	Prior Sale Date:	08/10/2016
Sale Price:	\$7,925,000	Prior Sale Price:	\$1,500,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1148983	Acres:	0.17
		Building Area:	2,364
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1948 / 1948
		Air Cond:	
		Pool:	
		Roof Mat:	

1st Mtg Amt:	\$15,675,000	Lot Area:	7,540
Total Value:	\$1,500,000	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	4	Distance From Subject:	5.82 (miles)
Address:	441 W VALLEY BLVD, ALHAMBRA, CA 91803-3341		
Owner Name:	ZHANG DUOWEN D TRUST		
Seller Name:	PIEKARSA HARIX P & PHUONG L		
APN:	5348-016-014	Map Reference:	37-C5 /
County:	LOS ANGELES, CA	Census Tract:	4816.04
Subdivision:	10522	Zoning:	ALCPD*
Rec Date:	10/20/2017	Prior Rec Date:	08/01/2014
Sale Date:	10/06/2017	Prior Sale Date:	07/28/2014
Sale Price:	\$2,110,000	Prior Sale Price:	\$1,515,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1205689	Acres:	0.29
1st Mtg Amt:		Lot Area:	12,465
Total Value:	\$1,568,864	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	5	Distance From Subject:	6.12 (miles)
Address:	6400 S NORMANDIE AVE, LOS ANGELES, CA 90044-2630		
Owner Name:	CHACON LUIS F		
Seller Name:	ADDISON ROBERT L TRUST		
APN:	6014-001-031	Map Reference:	51-E5 /
County:	LOS ANGELES, CA	Census Tract:	2374.02
Subdivision:	5549	Zoning:	LAC2
Rec Date:	06/20/2017	Prior Rec Date:	
Sale Date:	05/30/2017	Prior Sale Date:	
Sale Price:	\$400,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	679402	Acres:	0.22
1st Mtg Amt:		Lot Area:	9,530
Total Value:	\$107,963	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	6	Distance From Subject:	6.94 (miles)
Address:	7501 S WESTERN AVE, LOS ANGELES, CA 90047-2430		
Owner Name:	ROUZBEHI MOHAMMAD		
Seller Name:	KINDRED WILLIAM H		
APN:	6017-016-001	Map Reference:	51-E6 /
County:	LOS ANGELES, CA	Census Tract:	2379.00
Subdivision:	5107	Zoning:	LAC2
Rec Date:	08/31/2017	Prior Rec Date:	
Sale Date:	07/28/2017	Prior Sale Date:	
Sale Price:	\$1,200,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	994669	Acres:	0.18
1st Mtg Amt:	\$960,000	Lot Area:	7,682
Total Value:	\$68,341	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	7	Distance From Subject:	7.53 (miles)
Address:	10000 S VERMONT AVE, LOS ANGELES, CA 90044		
Owner Name:	7-ELEVEN INC		
Seller Name:	NWC WASHINGTON SOTO LLC		
APN:	6054-009-029	Map Reference:	57-F3 /
County:	LOS ANGELES, CA	Census Tract:	2404.02
Subdivision:	5054	Zoning:	LAC2
Rec Date:	08/30/2017	Prior Rec Date:	01/13/2017
Sale Date:	08/23/2017	Prior Sale Date:	12/19/2016
Sale Price:	\$3,325,000	Prior Sale Price:	\$1,677,273
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	987857	Acres:	0.49
1st Mtg Amt:		Lot Area:	21,177
Total Value:	\$1,060,800	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	8	Distance From Subject:	9.08 (miles)
Address:	981 W ROSECRANS AVE, COMPTON, CA 90222-3823		
Owner Name:	NHS NEIGHBORHOOD REDEV CORP		
Seller Name:	MOORE JEROLD S SR & BARBARA L		
APN:	6144-019-003	Map Reference:	64-D2 /
County:	LOS ANGELES, CA	Census Tract:	5427.00
Subdivision:	MORTON HOMESTEAD LANDS	Zoning:	COCL*
Rec Date:	05/31/2017	Prior Rec Date:	08/28/1997
Sale Date:	04/28/2017	Prior Sale Date:	
Sale Price:	\$750,000	Prior Sale Price:	\$130,000
		Acres:	
		Lot Area:	
		# of Stories:	
		Building Area:	2,570
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1956 / 1970
		Air Cond:	NONE
		Pool:	

Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	599892	Acres:	0.28		
1st Mtg Amt:		Lot Area:	12,394		
Total Value:	\$221,031	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	9	Distance From Subject:	9.16 (miles)
Address:	5861 WASHINGTON BLVD, CULVER CITY, CA 90232		
Owner Name:	EM TEE NEST LLC		
Seller Name:	FIETZ TRACY L 1996 TRUST		
APN:	5065-016-005	Map Reference:	42-E5 /
County:	LOS ANGELES, CA	Census Tract:	7024.00
Subdivision:	6256	Zoning:	CCM1*
Rec Date:	06/13/2017	Prior Rec Date:	
Sale Date:	06/01/2017	Prior Sale Date:	
Sale Price:	\$1,775,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	647182	Acres:	0.06
1st Mtg Amt:		Lot Area:	2,500
Total Value:	\$663,000	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	2,000	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1948 / 1948
Air Cond:		Pool:	
Roof Mat:			

Comp #:	10	Distance From Subject:	9.46 (miles)
Address:	11280 DORLAND DR, WHITTIER, CA 90606		
Owner Name:	PATINO MARIANO		
Seller Name:	RICKER FAMILY TRUST		
APN:	8132-037-011	Map Reference:	55-C4 /
County:	LOS ANGELES, CA	Census Tract:	5013.00
Subdivision:	12137	Zoning:	WHC2*
Rec Date:	05/26/2017	Prior Rec Date:	
Sale Date:	01/05/2017	Prior Sale Date:	
Sale Price:	\$672,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	584800	Acres:	0.21
1st Mtg Amt:	\$618,800	Lot Area:	9,360
Total Value:	\$96,512	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	1,920	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1950 / 1950
Air Cond:		Pool:	
Roof Mat:			

Comp #:	11	Distance From Subject:	9.99 (miles)
Address:	9401 JEFFERSON BLVD, CULVER CITY, CA 90232-2915		
Owner Name:	9401 JEFFERSON CULVER CITY LLC		
Seller Name:	JEFFERSON PROPERTY LLC		
APN:	4204-004-011	Map Reference:	50-D1 /
County:	LOS ANGELES, CA	Census Tract:	7025.02
Subdivision:	MACHADO	Zoning:	CCM1*
Rec Date:	08/01/2017	Prior Rec Date:	12/26/1997
Sale Date:	07/27/2017	Prior Sale Date:	12/19/1997
Sale Price:	\$5,600,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	864869	Acres:	86.88
1st Mtg Amt:	\$4,760,000	Lot Area:	3,784,493
Total Value:	\$400,810	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	2,220	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1980 / 1980
Air Cond:		Pool:	
Roof Mat:			

Comp #:	12	Distance From Subject:	10.16 (miles)
Address:	3739 ROBERTSON BLVD, CULVER CITY, CA 90232		
Owner Name:	3739-3741 ROBERTSON BLVD LLC		
Seller Name:	BRADLEY ROBERT P JR P TRUST		
APN:	4206-033-064	Map Reference:	42-C5 /
County:	LOS ANGELES, CA	Census Tract:	7024.00
Subdivision:	3872	Zoning:	CCM1*
Rec Date:	10/12/2017	Prior Rec Date:	
Sale Date:	08/04/2017	Prior Sale Date:	
Sale Price:	\$2,100,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1168537	Acres:	0.12
1st Mtg Amt:	\$1,700,000	Lot Area:	5,097
Total Value:	\$313,646	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	1,943	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1983 / 1983
Air Cond:		Pool:	
Roof Mat:			

Comp #:	13	Distance From Subject:	10.77 (miles)
Address:	15418 S VERMONT AVE, GARDENA, CA 90247-4116		
Owner Name:	GALLARDO DAVID & ELIZABETH		
Seller Name:	SOTO MARIA E		
APN:	6120-003-009	Map Reference:	63-F3 /
County:	LOS ANGELES, CA	Census Tract:	2912.10
Subdivision:	1038	Zoning:	LAC2
Rec Date:	06/28/2017	Prior Rec Date:	03/30/1979
Sale Date:	05/11/2017	Prior Sale Date:	
Sale Price:	\$450,000	Prior Sale Price:	\$23,000
Building Area:	1,989	Total Rooms/Offices:	
Total Restrooms:	1.00	Yr Built/Eff:	1928 /
Air Cond:	NONE	Pool:	

Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:
Document #:	718841	Acres:	0.13	
1st Mtg Amt:	\$382,500	Lot Area:	5,679	
Total Value:	\$119,159	# of Stories:		
Land Use:	AUTO REPAIR	Park Area/Cap#:	/	

Comp #:	14	Distance From Subject:	10.99 (miles)
Address:	15001 S WESTERN AVE, GARDENA, CA 90249-3809		
Owner Name:	BRUEGL MONIKA FAMILY TRUST		
Seller Name:	KOBAYASHI MELODY		
APN:	4062-017-049	Map Reference:	63-E3 /
County:	LOS ANGELES, CA	Census Tract:	6034.00
Subdivision:	7467	Zoning:	GAC3
Rec Date:	02/21/2017	Prior Rec Date:	07/10/1987
Sale Date:	11/15/2016	Prior Sale Date:	04/1987
Sale Price:	\$400,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	203615	Acres:	0.23
1st Mtg Amt:	\$320,000	Lot Area:	9,952
Total Value:	\$374,368	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	2,400	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1952 / 1952
Air Cond:		Pool:	
Roof Mat:			

Comp #:	15	Distance From Subject:	12.75 (miles)
Address:	10506 BURBANK BLVD, NORTH HOLLYWOOD, CA 91601-2218		
Owner Name:	NINA MAK LLC		
Seller Name:	ZIHLA ROMANO & ALICE M TRUST		
APN:	2417-008-009	Map Reference:	23-F1 /
County:	LOS ANGELES, CA	Census Tract:	1253.10
Subdivision:	9521	Zoning:	LAC2
Rec Date:	03/21/2017	Prior Rec Date:	
Sale Date:	02/07/2017	Prior Sale Date:	
Sale Price:	\$800,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	318610	Acres:	0.06
1st Mtg Amt:	\$520,000	Lot Area:	2,624
Total Value:	\$86,767	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	2,250	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1955 / 1960
Air Cond:		Pool:	
Roof Mat:			

Comp #:	16	Distance From Subject:	13.15 (miles)
Address:	10947 BURBANK BLVD, NORTH HOLLYWOOD, CA 91601-2524		
Owner Name:	10947 BURBANK LLC		
Seller Name:	RYAN NOTO VENTURES LLC		
APN:	2415-005-038	Map Reference:	23-E1 /
County:	LOS ANGELES, CA	Census Tract:	1243.00
Subdivision:	7187	Zoning:	LAC2
Rec Date:	05/12/2017	Prior Rec Date:	05/09/2014
Sale Date:	05/09/2017	Prior Sale Date:	03/19/2014
Sale Price:	\$856,000	Prior Sale Price:	\$639,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	530649	Acres:	0.08
1st Mtg Amt:		Lot Area:	3,617
Total Value:	\$674,430	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	2,420	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1948 / 1956
Air Cond:	NONE	Pool:	
Roof Mat:			

Comp #:	17	Distance From Subject:	14.02 (miles)
Address:	14960 VALLEY BLVD, LA PUENTE, CA 91746		
Owner Name:	SUNNY LAWNSDALE LP		
Seller Name:	WALNUT TOP TIER GROUP INC		
APN:	8208-010-024	Map Reference:	48-D5 /
County:	LOS ANGELES, CA	Census Tract:	4082.02
Subdivision:	1343	Zoning:	LCM1BE*
Rec Date:	10/16/2017	Prior Rec Date:	02/26/2015
Sale Date:	09/28/2017	Prior Sale Date:	02/05/2015
Sale Price:	\$451,000	Prior Sale Price:	\$500,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1180691	Acres:	0.17
1st Mtg Amt:		Lot Area:	7,343
Total Value:	\$517,777	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	2,020	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	2009 / 2009
Air Cond:		Pool:	
Roof Mat:			

Comp #:	18	Distance From Subject:	16.53 (miles)
Address:	5948 CALHOUN AVE, VAN NUYS, CA 91401-3661		
Owner Name:	LAV INVESTMENTS LLC		
Seller Name:	PARKER CHRISTOPHER S & SARAI		
APN:	2245-001-002	Map Reference:	15-E6 /
County:	LOS ANGELES, CA	Census Tract:	1286.01
Subdivision:	8126	Zoning:	LACM
Rec Date:	03/01/2017	Prior Rec Date:	05/27/2010
Building Area:	2,080	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1987 / 1987

Sale Date:	02/24/2017	Prior Sale Date:	02/02/2010	Air Cond:	
Sale Price:	\$1,575,000	Prior Sale Price:	\$890,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	237296	Acres:	0.12		
1st Mtg Amt:	\$1,375,000	Lot Area:	5,250		
Total Value:	\$593,919	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	19	Distance From Subject:	17.99 (miles)
Address:	846 W FRONT ST, COVINA, CA 91722-3614		
Owner Name:	DE MARIN YOLANDA S		
Seller Name:	OPTIMUM COLLISION GROUP INC		
APN:	8432-015-034	Map Reference:	88-D4 /
County:	LOS ANGELES, CA	Census Tract:	4060.00
Subdivision:	19070	Zoning:	CVM1*
Rec Date:	07/07/2017	Prior Rec Date:	01/13/2015
Sale Date:	06/27/2017	Prior Sale Date:	12/23/2014
Sale Price:	\$720,000	Prior Sale Price:	\$625,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	757694	Acres:	0.18
1st Mtg Amt:		Lot Area:	7,696
Total Value:	\$647,220	# of Stories:	1.00
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
		Building Area:	1,950
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1980 / 1980
		Air Cond:	OFFICE
		Pool:	
		Roof Mat:	ROLL COMPOSITION

Comp #:	20	Distance From Subject:	19.41 (miles)
Address:	16110 CANTLAY ST, VAN NUYS, CA 91406-3415		
Owner Name:	16110 CANTLAY STREET LLC		
Seller Name:	KUBERT DAVID		
APN:	2205-028-021	Map Reference:	15-A3 /
County:	LOS ANGELES, CA	Census Tract:	1274.00
Subdivision:	6872	Zoning:	LAC2
Rec Date:	02/24/2017	Prior Rec Date:	05/16/1988
Sale Date:	12/02/2016	Prior Sale Date:	12/1987
Sale Price:	\$790,000	Prior Sale Price:	\$178,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	221411	Acres:	0.18
1st Mtg Amt:	\$672,000	Lot Area:	7,894
Total Value:	\$329,205	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
		Building Area:	2,422
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1941 / 1949
		Air Cond:	
		Pool:	
		Roof Mat:	

EXHIBIT D

ASSIGNED INSPECTOR: ULRIC CARPENTER
JOB ADDRESS: 2600 EAST WHITTIER BLVD., LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 5189-012-036

Date: November 27, 2017

CASE#: 79658
ORDER NO: A-4187695

EFFECTIVE DATE OF ORDER TO COMPLY: October 12, 2016
COMPLIANCE EXPECTED DATE: October 17, 2016
DATE COMPLIANCE OBTAINED: No Compliance to Date

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-4187695

1050601201736012

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATELOS
PRESIDENT
E. FELICIA BRANNON
VICE-PRESIDENT
JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

ORDER TO COMPLY

ROBERT M & ESTHER L RODRIGUEZ
2259 INEZ ST
LOS ANGELES, CA 90023

The undersigned mailed this notice
by regular mail, postage prepaid,
to the addressee on this day

CASE #: 79658
ORDER #: A-4187695

EFFECTIVE DATE: October 12, 2016
COMPLIANCE DATE: October 17, 2016

OCT 07 2016

PROPERTY OWNER OF
SITE ADDRESS: 2600 E WHITTIER BLVD
ASSESSORS PARCEL NO.: 5189-012-036
ZONE: C1.5; Limited Commercial Zone
NAME OF BUSINESS IN VIOLATION: JESSE'S MANUFACTURE TRUCK

To the address as shown on the
last equalized assessment roll.
Initialed by J.A.P.

Review of records has revealed that the property at the above listed address is part of the Annual Inspection Maintenance Program with the following use listed below and is in violation of the Los Angeles Municipal Code (LAMC).

Section 12.26 (I) of the Los Angeles Municipal Code, Vehicle Repair and/or Installation Establishments.

VIOLATION(S):

Failure to pay Annual Inspection Fee.

You are therefore ordered to:

Pay the annual inspection fee and any and all surcharges, penalties, or fines imposed, for an inspection conducted on July 27, 2016 and billed on invoice # 694244.

Failure to pay the above fees within 5 days may result in referral of the case to a collections agency, a negative credit report being made, a lien being assessed against this property, and Revocation of Certificate of Occupancy proceedings initiated for this use.

Code Sections in Violation : 12.26 F 3, 12.26 F 7, or 12.26 I 5, 12.26 I 10, and 98.0402(e), 98.0402(g), 12.21A1(a) of the L.A.M.C.

To verify the current amount due on the invoice referenced by this Order, for questions on how, or where to pay, contact LADBS Financial Services at (213)482-6890

NON-COMPLIANCE FEE WARNING:

YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION (S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 day from the Compliance Date, will result in imposition of the fee noted below.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles, does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



CODE ENFORCEMENT BUREAU
For routine City business and non-emergency services: Call 3-1-1
www.ladbs.org

1050601201736012

A proposed noncompliance fee in the amount of \$660.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

NOTE: FAILURE TO PAY THE NON -COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF **\$2,310.00.**

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

PENALTY WARNING :

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

REVOCATION OF CERTIFICATE OF OCCUPANCY and FINE WARNING :

The failure to correct the violations on or before the compliance date or any authorized extension thereof may result in commencement of proceedings to revoke the Certificate of Occupancy. Such proceedings may involve a Revocation Hearing. A personal appearance at the hearing may only be avoided if the violation is corrected and a fine paid according to the fine schedule in Section 12.26 F 14 or 12.26 I. 16 of this subsection. Sections 12.26 F. 9, 12.26 I. 11, 98.0402(f)2A L.A.M.C.

The compliance date as specified in the notice may be extended for an additional period not to exceed 45 days if the owner or operator of the yard presents satisfactory evidence to the Superintendent that unusual difficulties prevent substantial compliance without such extension.

APPEAL PROCEDURES:

Notwithstanding any provisions of the Municipal Code to the contrary, there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Superintendent pursuant to Subsection 12.26 F. 13, 12.26 I. 15.

and/or

Except for extensions of time granted by the Department of Building and Safety and the Board of Building and Safety Commissioners as authorized in Subdivision 12.26 F. 4(b) and/or 12.26 I. 7(b), and notwithstanding any provisions of this code to the contrary, there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Department pursuant to Subsection(s) 12.26 F. and/or 12.26 I. Appeals may be made from Department determinations of violations of

Appeal rights for Code Sections other than Sections 12.26 F. and 12.26 I. are as follows.

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

REPEAT VIOLATIONS :

If an Order to Comply is issued pursuant to Sections 12.26 F. or 12.26 K. of the Los Angeles Municipal Code, and after compliance with the Order, a subsequent Order to Comply is issued for violation of the same provisions occurring within one year of the date of the initial Order, the repair/installation facility or storage yard facility operator shall pay a fine as specified in Section 98.0402(f)1 L.A.M.C. as follows:

- A. For each auto dismantling, junk yard, scrap metal or recycling materials processing yards, recycling collection and/or buyback centers, recycling materials sorting facilities and cargo container storage yards....\$200.00
- B. For each vehicle repair garage, installation facility, or used car sales violation....\$200.00

Sections 12.26 F. 15, 12.26 I. 17 L.A.M.C.

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1050601201736012


If you have any questions or require any additional information please feel free to contact me at (213)252-3337.
Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday.

Inspector:



Date: October 05, 2016

ULRIC CARPENTER
221 N. FIGUEROA ST. SUITE 1100
LOS ANGELES, CA 90012
(213)252-3337
Ulric.Carpenter@lacity.org


REVIEWED BY

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